

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made on this ____ day of _____,
Two Thousand Twenty Two (2022)

BETWEEN

- A) **SRI BRIJRAJ NARAYAN SINGH (PAN NO. ALBBPS1422J)**, S/o Nirmalendra Narayan Singh, residing at 42A, Hazra Road, Ballygunge, P.O. & P.S. - Ballygunge, Kolkata – 700 019, West Bengal & **2. USHA KUMARI SINGH (PAN NO. AKRPS9782Q)**, D/o Late Pratap Chandra Singh, residing at Oasis flat No. 060406,36B, Panditiya Road, Sarat Bose Road, P.O. Rashbehari Avenue, P.S. – Lake Kolkata, Pin 700 029, West Bengal, both by religion Hindu, Nationality Indian, by party no. (1) Occupation – Business, Party No. (2) Occupation Housewife, hereinafter jointly referred to as the **OWNERS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) **Party of the First Part.**

AND

NAOLIN REALCON PVT. LTD (Pan No. AAFCN0116N) a company incorporated within the meaning of the Companies Act, 1956, having its registered office at Merlin Matrix, Unit No. 203, DN-10, Sector-V, 2nd Floor, P.O. – Sech Bhavan, P.S. – Electronic Complex, Kolkata – 700091, West Bengal, represented by its Director **SRI DEBASHIS ROY** (PAN No. AOPPR3859H) (Aadhaar No.794819964292) son of Late Sunil Kumar Roy, residing at Vill. Panapukur, P.O. – Bhangar, P.S. – Kashipur, Dist – South 24-Parganas, Pin: 743502, West Bengal, by Religion Hindu, by Nationality Indian, by occupation Business, hereinafter called and referred to as the **"DEVELOPER/CONSITUTIED ATTORNEY"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns). **Party of the Second Part.**

AND

Mr. / Ms. _____, (PAN _____
(Aadhar no. _____) son / daughter of
_____, residing at _____), hereinafter
called the **"Purchaser"** (which expression shall unless repugnant to the
context or meaning thereof be deemed to mean and include his/her heirs,
executors, administrators, successors-in-interest and permitted
assignees).

The Owners, the Promoter and the Purchaser shall collectively be referred to as the "Parties" and individually as a "Party".

WHEREAS:

WHEREAS The West Bengal Housing Infrastructure Development Corporation Ltd. conferring the entire responsibilities of developing the infrastructure services therein and also the power to transfer lands by way of sale to the individual persons, Co-operative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutions and culture purpose etc.

AND WHEREAS by the State Government's order the Additional General Manager (Marketing) represented the West Bengal Housing Infrastructure Development Corporation Ltd vide order dated 14th September, 1999 being order No. 1490/HI/HGN/NTP/1M-1/98 in respect of the Planning Area declared as such Notification No. 1423/HI/HGN/NTP/1M-1/98 dated 27th August, 1999.

AND WHEREAS the owners herein applied to West Bengal Housing Infrastructure Development Corporation Ltd for purchase of piece and parcel of land being measuring about 300.00 sq. M. be same and little more or less being Premises No. 24-0615, in Street No. 0615 (12M. Wide) (Erstwhile plot No. 1325 in Block No. AAIIB) Category HIG (Individual – II) situated in New Town, P.S. Rajarhat, District – North 24 Parganas now within the jurisdiction of New Town Kolkata Development Authority under Additional District Sub-Registration Office, Rajarhat, New Town, and upon the basis of application by way an Indenture of Conveyance made between Owner herein and West Bengal Housing Infrastructure Development Corporation Ltd. which is registered before the Addl. District Sub Registrar Bidhannagar, (Salt Lake City) vide Book No. I, CD Volume No. 9, Page from 13148 to 13163 being No. 06542 for the year 2012 in respect of **“Schedule A”** property.

AND WHEREAS by way of Development Agreement dated 16.03.2018, the aforesaid owners grants a development right to the **Party of the Second Part** to develop the schedule property which is registered before the ADSR Rajarhat, New Town vide Book No. I, Volume No. 1523-2018, Pages No. 117229 to 117269 being Deed No. 3268 for the year 2018. Subsequently one Power of Attorney is registered by and between the Party of the First Part and Party of Second Part which is registered before the ADSR Rajarhat, New Town vide Book No. I, Volume No. 1523/2018, Page No. 132207 to 132228, being Deed No. 03668 for the year 2018.

AND WHEREAS The Developer caused a plan of the Project prepared by the architects so appointed by owners herein, presently for the construction only of the Project and got the said plan sanctioned vide Building Plan Approved No. 0240061520181221 dated 18.01.2019 from the concerned authority of the New Town Kolkata Development Authority (hereinafter referred as the "**SAID PLAN**").

AND WHEREAS Under the Joint Development Agreements entered between the Landowners and the Developer herein, morefully described in the **SCHEDULE A** hereto is being developed by construction of G+IV of buildings/blocks therein, self-contained independent flats/apartments therein.

AND WHEREAS The Purchaser has booked for transfer of **Residential Unit No. ____** on the ____ floor, of the said Building admeasuring _____ **sq. ft. (Carpet Area)** (hereinafter referred to as Said Unit) together with one car parking comprised out of the Promoter's Allocation at a total consideration of Rs. _____, and has paid a sum of Rs. _____ towards application amount on the booking of the Flat/Unit and accepted and agreed to the Terms and Conditions issued by the Promoter with the Application form and Allotment letter dated _____.

AND WHEREAS Subsequently an agreement to sale dated _____ (“**ATS**”) was executed and registered at the office of _____, in Book No _____, Volume No. _____, Pages _____ to _____, Being No _____ for the year _____ among the **Owners/Vendors** and the **Purchaser** whereby the Owners and the Promoter have agreed to transfer and the Purchaser has/have agreed to purchase the Said Unit and the car parking space subject to the terms and conditions contained in the said **ATS** and Allotment Letter, which terms and conditions, for all purposes and unless repugnant to the context, shall form part of this Deed and in case of any contradiction, the terms contained in this Deed shall prevail.

AND WHEREAS The Owners and the Promoter have since caused to be completed the construction of the said Building on the Said Land in accordance with the said Plan sanctioned by New Town Kolkata Development Authority and has obtained Occupancy Certificate dated _____, from _____ in respect thereof.

AND WHEREAS The Owners and the Promoter have represented to the Purchaser that the Said Unit being Unit No. _____ allotted to Purchaser and one car parking, is complete in all respects; and the Purchaser has inspected and confirmed the same.

AND WHEREAS The Purchasers has made full payment of all moneys payable hereunder and upon such payment, the Purchasers had duly taken actual physical possession of the said flat and now called upon the Vendor to execute and register proper Deed of Conveyance in favour of the Purchasers in respect of the undivided and impartible proportionate share interest and ownership of the land in the said property and also all common areas and spaces therein all easement and other rights in respect thereof as well as the said flat in the manner hereinafter appearing at or for the

said total sum of Rs. _____/-(Rupees _____) only free from all encumbrances to which the Vendor agreed which is vividly described in the Memo of Consideration as a part of this Indenture.

DEFINITIONS

In this Deed, (i) capitalised terms defined by inclusion in quotations and/or parenthesis have the meanings so ascribed; and (ii) the following terms shall have the following meanings assigned to them herein below:

“Applicable Law” shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority and/or of any statutory authority in India, whether in effect on the date of this Agreement or thereafter;

“Association” shall mean [association competent to contract in its own name and formed in accordance with the provisions of **West Bengal Apartment Ownership Act, 1972** or as per applicable laws;

“Common Areas” shall mean the areas, amenities and facilities within the Project specified in **Schedule C** herein;

“Common Expenses” shall include all expenses for the management, maintenance and upkeep of the Project as indicated in **Schedule E** hereto and shall be proportionately payable periodically as Maintenance Charges by all Unit Owners including the Purchaser;

“Common Purposes” shall include the purpose of managing and maintaining the Project, collection and disbursement of the Common Expenses and dealing with the matters of common interest of the Unit Owners and relating to their mutual rights and obligations for the beneficial use and enjoyment of their respective Units exclusively and the Common Areas in common;

“Maintenance Agency” shall mean initially the Co-Owner/ Promoter or any entity/agency appointed by the Co-Owner/ Promoter for the maintenance and shall ultimately mean the Association formed in terms

of this Deed;

“Unit Owners” shall according to the context, mean all purchasers and/or intending purchasers of different Apartments for residential purpose in the Project.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of the payment of the said sum of Rs. _____ /-(Rupees _____) only, paid by the Purchasers to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof and the Vendor doth hereby acquit release and forever discharge the Purchasers and the undivided and impartible proportionate share interest and ownership in the land in the said property on which the said building is erected and constructed and also of all common areas and spaces and all easement and other rights in respect thereof as well as the said flat hereby granted conveyed and sold) the Vendor doth hereby absolutely and indefeasibly grant convey sell transfer assign and assure and **ALL THAT** piece or parcel of apartment measuring about _____ Sq. ft. being **Flat/Unit No.** _____ along with **one** _____ **car parking** paid by the Purchaser to the Promoter by way of consideration money on or before the execution of these presents the receipt whereof the Promoter doth hereby as well as by the Receipt and **Memo** hereunder written admits and acknowledges to have been received and of and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser (“the said **Flat/Unit**”) **morefully described in Schedule B** comprised in the said Building together with **one** _____ **car parking** admeasuring _____ **sq. ft** on the ground floor morefully described in **Schedule B** hereunder written together with undivided proportionate share or interest in the land together with undivided proportionate share or interest in the common areas, facilities and amenities of the said Building morefully described in **Schedule C** hereunder written together with the common areas,

facilities and amenities of the subject to the terms, conditions and provisions contained herein but otherwise free from all encumbrances, charges, liens, lis-pendens, trust, execution and attachment/acquisition/requisition proceedings and all other liabilities whatsoever (the said **Flat/Unit No. _____, one car parking**, and all other rights and properties hereby sold and transferred and/or expressed or intended to be sold and transferred are hereinafter collectively referred to as **“the Said Apartment”**). The term **‘the Said Apartment’** wherever used in this Deed shall include all the properties and rights mentioned hereinabove which are being hereby sold and/or granted, unless contrary to the context and it is expressly made clear that the same constitute one residential unit. The right of the Purchaser shall be restricted to the Said Apartment together with the right to use the common areas and the Purchaser shall have no right, title or interest whatsoever in respect of the others units and garage in the Project. In respect of the other spaces, properties and other rights which are not intended to be transferred to the Purchaser as aforesaid, the Co-Owner/ Promoter shall be entitled to use, utilise, transfer, alienate, part with possession, deal with or dispose of the same in any manner whatsoever on such terms and conditions as may be thought fit and proper by them in its absolute discretion, without any reference or objection of the Purchaser. The Purchaser hereby consents to the same and undertakes not to raise any claim or create or cause to be created for any reason, directly or indirectly, any obstruction or hindrance whatsoever regarding the same. The Purchaser shall use and enjoy the Said Apartment in the manner not inconsistent with his rights hereunder and without committing any breach, default or violation and without creating any hindrance relating to the rights of any other Unit Owner and/or of the Co-Owner/ Promoter. The Purchaser shall be entitled **TO HAVE AND TO HOLD** the Said Apartment hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever in the manner not inconsistent with his rights hereunder and without committing any breach, default or violation and without creating any hindrance relating to the rights of any other

Unit Owner and/or of the Promoter. The sale of the Said Apartment is together with and subject to the mutual easements and restrictions mentioned in this Deed including the terms, conditions, restrictions, stipulations, obligations and covenants mentioned in this Deed, which shall be covenants running with the Said Apartment in perpetuity fully described in the Second Schedule hereunder written **TOGETHER WITH** the undivided and impartible proportionate share interest and ownership in the land in the said property and also the undivided and impartible proportionate share and interest of and in the common areas and open spaces therein and also all easement and other rights in respect thereof and all common amenities and facilities now available and to become available in future to the Purchasers in respect of the said land and the said flat (all the above, hereinafter collectively referred to as '**the said flat**') **TOGETHER WITH** the rights to have the said flat completely built and constructed by the Vendor at the costs of the Purchasers **AND TOGETHER WITH** all and all manner of former and other rights lights liberties advantages easements privileges emoluments appendages and appurtenances whatsoever to the said flat or any part or parts thereof belonging or in anywise appertaining or which with the same or any part or parts thereof now are or is or at any time or times heretofore were or was held used occupied or enjoyed or reputed to belong or be appurtenant thereto A N D the reversion or reversions remainder or remainders A N D the rents issues and profits thereof and every part thereof A N D all the estate right title interest use possession property claim and demand whatsoever both at law and in equity of the Vendor into and upon the said flat or any part or parts thereof **TOGETHER WITH** true and correct copies of all deeds pottahs muniments writings and evidences of title relating to the said flat or any part or parcel thereof which now are or hereafter shall or may be in the custody power or possession of the Vendor or which the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said flat **AND ALL AND SINGULAR** other the premises hereby granted conveyed and transferred or expressed or intended so to be and every part thereof together with all its rights members and appurtenances unto and to the use of the Purchasers

absolutely and forever and free from all encumbrances.

AND the Vendor doth hereby covenant with the Purchasers (1) THAT notwithstanding any act deed matter or thing by the Vendor done or executed or suffered to the contrary, the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled as an estate equivalent to an absolute estate of inheritance in fee simple in possession to the said flat and every part thereof AND (2) THAT notwithstanding as aforesaid the Vendor now hath in itself good right full power absolute authority and indefeasible title to grant convey sell transfer assign and assure **ALL AND SINGULAR** the said flat and hereby granted conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid according to the true intent and meaning of these premises AND (3) THAT the Purchasers shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the said flat hereby granted sold and conveyed and receive and take the rents issues and profits thereof and every part thereof without any lawful let suit trouble hindrance eviction interruption disturbance claim and demand whatsoever from or by the Vendor and all person claiming from under or in trust for the Vendor AND (4) THAT free and clear and freely and clearly and absolutely acquitted exonerated discharged and released or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of and other charges mortgages claims demands liens lispens attachments and encumbrances whatsoever created by the Vendor AND (5) THAT the Vendor and all persons having or claiming any estate right title interest property claim and demand whatsoever both at law and in equity in to upon the said flat hereby granted conveyed sold transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the Vendor or any other person or persons as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such assurances acts deeds matters and things for further better and more effectually granting

selling transferring or assuring the said flat and every part or parcel thereof unto and to the use of the Purchasers as shall or may be reasonably required.

A N D the parties hereto agree and declare as follows:-

- 1) With effect from the date of these presents the Purchasers shall pay proportionate share of all NKDA rates and taxes and other outgoings and impositions now payable or to become payable in future in respect of the said flat in the said building in the said property as and when due and payable.
- 2) The Purchasers shall be entitled to effect mutation of their name as the Owners of the said flat in the records of the New Town Kolkata Development Authority and other authorities at their own costs and the Vendor agrees to give his unqualified consent for the same.
- 3) Save and except the said flat and the rights of the Purchasers hereby conferred, the Purchasers shall have no claim or right of any kind or nature whatsoever in respect of other flats and portions of the said building and/or other areas and space in the said property other than the rights hereby conferred and the said other flats and portions of the said building shall always remain the property of the Vendor as hereinafter mentioned and subject to the rights of the Vendor.
- 4) After the possession of the said flat has been delivered to and taken by the Purchasers from the Vendor in terms of the said Agreement the Purchasers shall not be entitled to raise any objection for any items of works, quality of work or materials used or to be used or for any installation works in the said flat or any portion thereof or any other portion of the said building nor shall prefer any claim against the Vendor in respect on any ground whatsoever.

- 5) The Purchasers jointly with the Owners of other flats having formed an Association and the responsibility of the Vendor for upkeep and maintenance of the said building the flats therein and for payment of outgoings and expenses in connection therewith in terms of the Agreement between the Vendor and the Purchasers shall stand terminated and the Purchasers through the said Association shall carry on the works of upkeep and maintenance and other works of and in the said building upon payment of the costs and charges to the said Association.
- 6) In the event of water pump, tube-well and other installations being required to be replaced, the Purchasers will pay their proportionate share towards costs of such replacements and installations charges as and when demanded by the said Association according to the necessity from time to time.
- 7) In the event of any amount becoming payable in respect of the said property and/or the said building constructed therein by way of premium taxes levies or on any account whatsoever to the Central or State Government or New Town Kolkata Development Authority or any Competent Authority or for any betterment fees, charges, development taxes and any other taxes or payments of similar nature, the Purchasers shall pay their proportionate share towards the same to the said Association as and when demanded.
- 8) The Purchasers shall keep and maintain at their own costs the inside of the said flat and every part thereof hereby purchased by him in good condition state and order and shall abide by all rules, laws and regulations of the Central or State Government, New Town Kolkata Development Authority and all other appropriate authorities and local bodies and shall attend to, answer and be responsible for all deviations and violations of regulations in respect thereof.
- 9) The Purchasers shall not do make or execute or permit to be done made or executed any act deed matter or thing which may render void or voidable any

insurance of any flat or any part of the said building or which may cause payment of premium at an increased rate in respect of any insurance of any flat and/or the said building.

10) The Purchasers shall at their costs keep the said flat together with its walls, partition walls, sewers, drains, electric and sanitary connections, pipes, fittings and fixtures installations and all other fittings and fixtures in good working and tenantable condition and shall not do make or carry out any act deed matter or thing so as to prejudice or affect or hamper proper support stability and protection of other parts of the said building. The Purchasers shall be permitted to make any internal addition or alteration and renovation work be it minor or major in the said flat at their own cost from the date of delivery of possession.

11) The Purchasers shall not at any time demolish or cause to be demolished or damaged the said flat or any part thereof nor will make or cause to be made any additions or alterations of whatsoever nature to and in the said flat or any part thereof which may cause any damage or injury or is likely to affect the security, beautification, elevation, support, stability and protection of the said building including the said flat. For the purpose of security beautification elevation support, stability and protection of the said building, the said Association shall be entitled to carry out necessary additions and alterations and the Purchasers hereby gives their unqualified consent for the same.

12) After the possession of the said flat is delivered to the Purchasers if any additions or alterations or deviations in or about or relating to the said building including the said flat is required to be carried out at the instance of the Central or State Government, New Town Kolkata Development Authority or any other statutory authority or body, all such additions alterations or deviations shall on notice to the said Association be carried out by the Purchasers subject to the terms and conditions herein contained and in co-operation with the Purchasers

of other flats or portions in the said building and Vendor shall not be in any manner liable or responsible for the same.

13) So long the flat in the said premises are not separately assessed by the NKDA Authority the Purchasers shall pay their proportionate share of such rates (Both Owners and Occupiers) and also other taxes and impositions on the said premises in such proportion as shall be proportionate to the area of the property agreed to be sold from the date of execution of this instant conveyance. However the Purchasers shall be duty bound to pay the service tax and deduct Income tax as the same may be levied by and/or applicable by any Concerned Competent Authority on or before the delivery of possession of the said flat and further pay the above proportion of tax till their flat is separately assessed.

14) That the Purchasers herein state, declare, assure and also asserts the Vendors herein that the Purchasers have not made over the Service Tax, GST (if applicable) and/or any other Tax charges to the Vendor herein and the Purchasers shall remain duty bound to pay the Service Tax, GST (if applicable), and/or any other Tax charges subject to the liability imposed upon the Purchasers by the concerned State or Central Government authority.

15) The Purchasers shall not decorate or change the exterior of the said flat otherwise than in the manner as may be agreed.

16) The Purchasers shall not throw or accumulate dirt rubbish, rags or other refuse or permit the same to be thrown or accumulated in the said flat or in the common portions of the said building.

17) The Purchasers shall at their own costs maintain and repair the inside of the said flat and shall keep in all respects the said flat in proper order and condition and shall not do or cause to be done anything in the said flat which

may or are likely to damage injure or substantially affect the said building and the stability, protection, security and preservation thereof.

18) In addition to the rights and privileges to which the Purchasers is and shall be entitled according to the law for the time being in force in respect of the said land and the said flat in the said property the Purchasers shall be entitled to, inter alia, the common areas and facilities and common use of the roof set out in the Third Schedule hereunder written and Common Expenses set out in the Fourth Schedule hereunder written subject to the conditions therein stated.

19) The Vendor shall be entitled to all vertical and horizontal exploitation of the land in the said property, the roof and other portions including open spaces whether by way of additional constructions in the said building or otherwise in such manner as the Vendor shall think fit and proper and the Purchasers agree not to cause any interference or obstructions or hindrance in future for and in respect of such additional constructions. In that case the upper portion or top portion shall be granted common user of roof.

20) The Purchasers shall have the right of common user of the roof with other owners or Purchasers of flats in the said building in the said property without any right of making further or additional construction, temporary or permanent, on the roof and shall keep and maintain at their own costs the roof in proper order and condition.

21) The Purchasers shall be entitled to let out, lease, sell, mortgage, gift, transfer or in any way deal with or dispose of the said flat in the said building together with undivided and impartible proportionate share interest and ownership of the land in the said property, subject to the terms and conditions herein contained.

22) Any notice required to be given by the Vendor shall without prejudice to any other mode of service available, be deemed to have been served on the Purchasers if delivered by hand or sent by prepaid registered post to the Purchasers and shall likewise be deemed to have been served on the Vendor by the Purchasers if delivered by hand or sent by prepaid registered post to the Vendor.

SCHEDULE A

ALL THAT piece and parcel of land being measuring about 300.00 sq. M. be same and little more or less being Premises No. 24-0615, in Street No. 0615 (12M. Wide) (Erstwhile plot No. 1325 in Block No. AAIIB) Category HIG (Individual – II) situated in New Town, P.S. Rajarhat, District – North 24 Parganas now within the jurisdiction of New Town Kolkata Development Authority under Additional District Sub-Registration Office, Rajarhat, New Town and the said land is butted and bounded by :

On the North : By premises no. 23-0623 & Street No. 25-0623

On the South : By Street No. 0615 (12 M wide) & Premises No. 22-0615

On the West : By premises no. 22-0615 & 23-0623

On the East : Street No. 0615 (12 M wide) & Premises No. 25-0623

SCHEDULE B

ALL THAT One self-contained residential flat being Flat No. _____, measuring Carpet Area _____, more or less, Balcony area _____, (Chargeable area ____ sq.

ft.) more or less built up area _____ sq.ft. more or less, having super built up area _____ sq.ft. more or less on the _____ Floor of the said multi-storied (G+4 storied) building commonly known as ' _____ ' situate lying at and being Premises No. 24-0615, in Street No. 0615 (12M. Wide) (Erstwhile plot No. 1325 in Block No. AAIIB) Category HIG (Individual – II) situated in New Town, P.S. Rajarhat, District – North 24 Parganas now within the jurisdiction of New Town Kolkata Development Authority under Additional District Sub-Registration Office, Rajarhat, New Town Together With proportionate undivided impartible and variable share interest and ownership in the land fully described in the First Schedule above written and the said flat is delineated in the map or plan annexed hereto and thereon bordered RED.

SCHEDULE C

(COMMON AREAS AND FACILITIES)

1. Staircases and landings on all the floors.
2. Roof.
3. Common passage on the ground floor.
4. Water pump, water tanks, the water pipes and other common passage, plumbing installations.
5. Electric wiring and meter.
6. Drainage and sewers.
7. Boundary walls and main gates.
8. Such other common parts, equipments, installations, fixtures and fittings.
9. Lift and its accessories.

SCHEDULE D

(COMMON EXPENSES)

1. All costs of maintenance, operating, replacing, washing, painting, re-building, reconstruction, decoration, re-decorating and lighting the common parts and the walls on the building.
2. The salaries of the entire person employed for the said purpose.
3. Insurance premium for insurance of the building against earthquake, fire, lighting, mob, violence, civil commotion, damage etc.
4. NKDA taxes, G+IV storied building tax and other outgoings save those separately assessed on the respective flats/units.
5. All charges and deposits for suppliers of common facilities and utilities.
6. Costs and charges of establishment for maintenance of the building and for watch and ward staff.
7. All litigation expenses for protecting the title of the land with building.
8. The office expenses incurred for maintaining the office for common expenses.

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands the day month and year first above written.

SIGNED AND DELIVERED by

the **VENDOR** at Kolkata

in the presence of :

- 1.

SIGNATURE OF THE VENDOR

2.

SIGNED AND DELIVERED by
the **PURCHASERS** at Kolkata
in the presence of :

1.

SIGNATURE OF THE PURCHASERS

2.

DRAFT PREPARED BY ME: -

RECEIVED of and from within named Purchasers the within mentioned sum of
Rs. _____ /-(Rupees _____) only in full payment of
the consideration money as per memo below :

MEMO OF CONSIDERATION

Date	Mode of Payment	Bank's Name	Amount (Rs.)

